



8 Beechwood Park, Uphall Station, EH54 5QQ

Beautifully presented two-bedroom semi-detached property situated in a modern residential development within the popular commuter town of Uphall Station. It is only a short walk from the local train station and there are excellent road connections for commuting to Edinburgh, Glasgow and for Edinburgh Airport. The property has been carefully looked after by the present owners and is in move in condition. It has private front and rear gardens and a two-car driveway to the side. It also has gas central heating and double glazing.

The accommodation comprises:

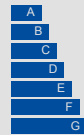
- Entrance hall with carpeted staircase
- Spacious living room with window to the front and oak style laminate flooring
- Kitchen / dining room with a range of oak style wall and base mounted units, laminate worktops and appliances including a gas cooker with extractor hood, fridge freezer, dishwasher and washing machine
- Upstairs landing
- Two good sized double bedrooms
- Modern family bathroom with WC, wash basin with vanity unit and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

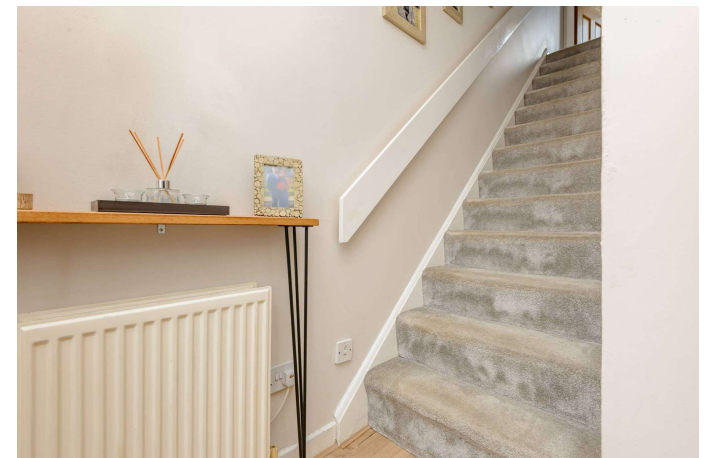
The front garden is mostly laid to lawn. The driveway is slabbed and lies to the side of the property. The rear garden is sunny with a westerly aspect and has a paved patio area, lawn and garden shed, which is included in the sale.

Location

Beechwood Park is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are a number of shopping facilities available within the village with a Scotmid just a short walk away. For a more comprehensive range of amenities, Livingston has fabulous shops, leisure and recreational facilities. The Gyle shopping complex is an easy drive away to the east, along with the Hermiston Gait retail park. Uphall Station has its own primary school, with secondary schooling a short drive away. It has excellent public transport and is within a short walk from Uphall Station. There is an efficient bus service operating throughout West Lothian and providing access to and from Edinburgh. There is also easy access to the M8/M9 motorway networks and Edinburgh Airport.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.







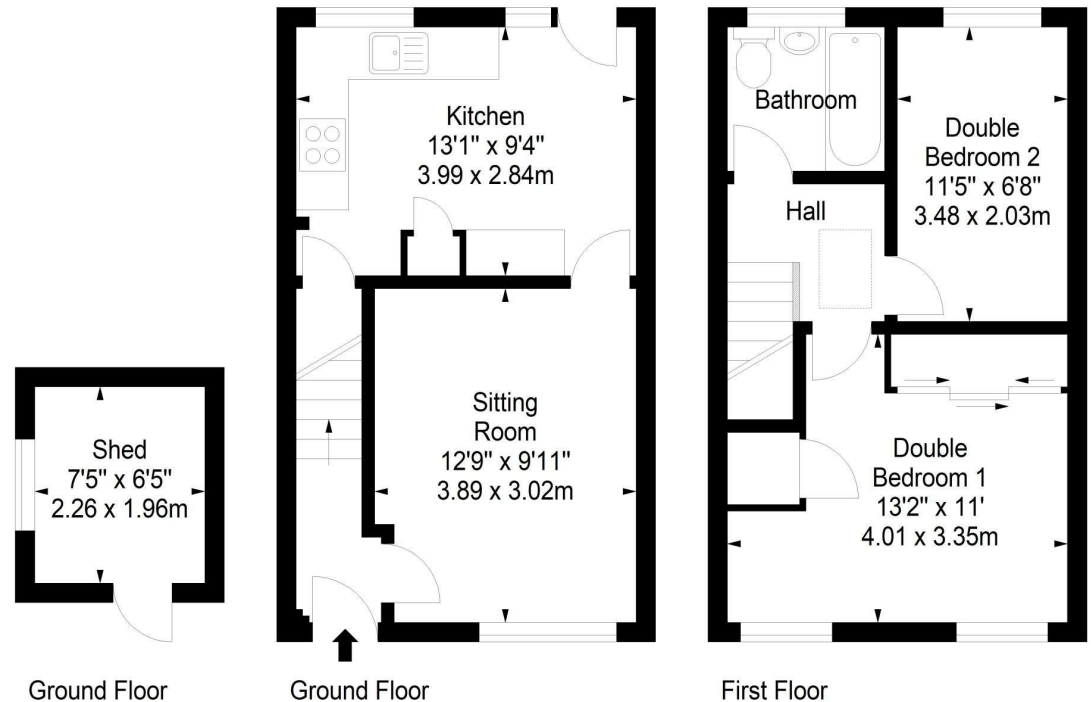
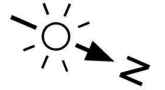


**Beechwood Park,
Uphall Station,
Livingston,
West Lothian, EH54 5QQ**



Approx. Gross Internal Area
592 Sq Ft - 55.00 Sq M
Shed

Approx. Gross Internal Area
49 Sq Ft - 4.55 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS &
ESTATE AGENTS

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